

**NORTH PARK REDEVELOPMENT  
PROJECT AREA COMMITTEE (PAC)  
NOTICE OF REGULAR MEETING**

**Tuesday, January 13, 2009 at 6:00 p.m.**

San Diego National Bank (6th Floor), 3180 University Avenue, San Diego, CA 92104

**NOTICE IS HEREBY GIVEN** that the North Park Project Area Committee (PAC) will hold a regular meeting at the above time and place to consider the agenda items below. Comments and PAC actions relating to items on today's agenda are to be taken at the time the item is considered.

**I. ROLL CALL & INTRODUCTIONS**

Meeting convened at 6:00 p.m. Quorum was established.

<b>Stephanie Cass</b>	Present	<b>Judi O'Boyle</b>	Present
<b>Kirsten Clemmons</b>	Present	<b>Wally Orsatti</b>	Present
<b>Patrick Edwards</b>	Present	<b>Travis Sizer</b>	Present
<b>Dawn Griffin</b>	Present	<b>Robert Steppke</b>	Present
<b>Don Leichtling</b>	Present	<b>Mary Wilkinson</b>	Absent
<b>Roger Lewis</b>	Present		

**II. ADOPTION OF AGENDA**

**Motion (Leichtling/Edwards):** To adopt the agenda moving item "D" under 'Action Items' up to first "A" .

**Passed (10/0/0)**

**III. APPROVAL OF MINUTES**

**Motion (O'Boyle/Edwards):** To adopt the December meeting minutes as amended.

**Passed (9-0-1)** with Lewis abstaining.

**IV. ELECTED OFFICIALS REPORT**

New council district three representative Travis Knowles introduced himself.

**V. PUBLIC COMMENT**

Liz Studebaker of North Park Main Street announced that the North Park Historical Society calendar for 2009 is out and on sale at [www.northparkhistory.org](http://www.northparkhistory.org)

**VI. CHAIR'S REPORT**

Griffin noted that she will be leaving the committee following the February meeting. She encouraged the committee to hold a retreat among members serving in the newly seated PAC following the election in February. She stated her appreciation for the work that the committee has done with her over the last year and that she would miss being a part of the PAC. Her project to purchase the Woolworth building and create a Jazz club qualifies for presentation to the committee and as such she inquired with the City Attorneys office as to if she would need to step down to present as she didn't want to bring the CCDC kind of issues to North Park. She was advised that she would have to and this is the reason for her leaving the committee. She also announced the project would be presented to the PAC in February for consideration for funding. Her resignation is effective officially on January 31<sup>st</sup>, 2009. She

stated that she would be attending the Mayors State of the City Address on behalf of the PAC and would carry out any duties required as Chairman until then.

## **VII. ACTION/DISCUSSION ITEMS**

### **A. Pathfinders of San Diego Affordable Housing Project**

Mike Lengyel refreshed background information on the \$2M in funding for construction. Stan Stanley (exec dir. Pathfinders) thanked the committee and elected officials for support. Mark Lucas (project manager) provided revised color renderings (elev., floor plan, plus square footages) for the committee to review. Noted that as the city considers project 'previously conforming' no additional off street parking required. Griffin asked if there was a cost over-run buffer. Mark Lucas stated it is planned for but can't now give a specific figure. Lengyel noted if construction cost is less then planned the agency loan is reduced. Lucas stated the smaller of the two structures will be gutted to allow for office space. Leichtling asked about height and ADA compliance. Lucas indicated only floor level units have to be ADA compliant. Plan call for 18 units, reduced from the current 27. Lengyel reiterated the funding for low-mod project comes from a source/pool of redevelopment funds from multiple project areas. Also indicated agency hopes to go to bond market again in August. Steppke asked if Pathfinders is going to return for any additional funding. Mark Lucas said they only still have to look at public improvements. Lewis noted that meant returning it was a possibility

**Motion: (Edwards/Leichtling) :** PAC supports the project and requested financial assistance.

**Passed** (10-0-0).

### **B. 2009 Election Information**

Michelle Rosenthal announced elected to take place in lobby of SD National Bank Feb 10, from 6pm until 8 pm (during meeting). Rosenthal noted candidate paper work must be submitted to the redevelopment agency by 5pm 2/3/2009. She noted election notices were sent out by mail and that seat held by Griffin (residential tenant), O'Boyle (community organization), Orsatti (business owner), Clemmons (community organization), Steppke (owner occupant), Wilkerson (residential tenant). Orsatti said he will not re-run. Edwards asked if he could vote as both a resident and business owner in each category if he qualified as both at separate addresses. Rosenthal to investigate and report back and also reiterated importance of filing state disclosure

### **C. Vacant PAC Secretary**

Griffin stated that as the committee is going to hold elections next month that this would be a moot point.

### **D. Financial support for North Park Farmer Market and Ray at Night**

Farmers Market: Griffin spoke of NP market financial hardship the marketers would like to stay open until later hours and need to have batteries to attach the lights that they have to provide lighting that the parking lot cannot. She stated also that the coupon program that the Little Italy Market has is very successful and they would like to visit that as an option as well.. Liz Studebaker spoke of market being hurt by holidays occurring on market days & cold weather and noted that without some subsidy vendors say Farmers Market may not make it into the spring, Lengyel stated PAC funds can not be used for such direct customer discount incentives. O'Boyle noted Hillcrest farmers market is moving nearby their location during renovation of DMV and also stated it was not good business idea to add lighting

under CVS's lighting and that it was better to assist in advertising. Edwards noted that lighting is safety issue and is essential for selling merchandise. Orsatti stated the cost of providing lighting should be a cost of doing business born by the vendor. Clemmons asked staff to explore legal options and asked that the issue be tabled until next month when we have info on the lighting option and legal opinion on what we can subsidize.

Ray at Night: Gustav Rooth spoke requesting subsidy for Ray @ Night web site and provided documentation detailing web site maintenance costs. Edwards noted Main Street paid for liability and street closure fees for Ray @ Night in the past which ended Jan 2009. Liz Studebaker said street closure permit is \$300 per year. Leichtling said PAC has spent thousands of dollars over years on supporting events and supports providing funding for this. Clemmons raised concern over appropriateness and legality of spending public funds on a private web site. Lewis asked for clarification of the "Ray @ Night" organization in relation to the new "NP Nights" effort and whether this was a single business request or a group of businesses? Rooth responded it is a Ray Street business owners effort which is just in the initial development stage. O'Boyle warned about using PAC funding to support private enterprise or subsidizing a private for profit business and raised warned the committee over not initiating contact with businesses encouraging them to approach the PAC for funding. Griffin asked staff to report on legality of providing requested funding.

**Motion (Leichtling/Orsatti):** Staff to come up with plan to help support Ray @ Night  
Discussion: Clemmons stated concern that agency is not charged with coming up with plans for private business. Lewis suggest that Rooth return to the PAC when Ray @ Night can be demonstrate it is a mulit-business organization, it is to premature to act upon any request now,

**Failed** (3-7-0 in favor Griffin/Leichtling/Orsatti)

[Orsatti leaves meeting 7:50 pm]

**E. Revitalization of city property between Boundary and Interstate 805 from Madison to 32<sup>nd</sup> Sts.**

Martin Chevalier spoke and provided photos and a handout with bullets points noting: The problem (unimproved lands collecting trash and are visually unappealing), The locations (4 identified), and Suggested Improvements (trees, mulch, solar lighting, creative paving). Sizer asked if these improvements could be considered by the sub-committee that will be discussing how and what to appropriate the approximately \$2 M in Project Area funds available for area improvements. Lengyel noted they could be. Clemmons asked about easement issues with Cal-trans and other parties. Chevalier stated these were in fact city owned parcels – fences denoted cal-trans property lines. Steppke raised concern over any pending Cal-trans plans and asked staff to look into.

**Motion (Leichtling/Sizer):** To approve the proposal for funding as presented  
**Failed** (4/4//1 in favor Leichtling, Griffin, Edwards, Sizer – abstaining O'Boyle)

**Motion (Stepke/Clemmons):** Staff to report back on viability of the proposal  
**Passed** (7-2-0 against Lewis, Sizer)

**F. Additional Funding for Uptown/North Park/Golden Holl Community plan updates**

Lengyel reminded the committee it had previously approved \$200 K for use by the city on the collective community plan updates and city was now asking for an additional \$150 K. Leichtling stated he hoped such funds were targeted for the North Park plan only. O'Boyle questioned why the cost of the plan would go up when available work and jobs are decreasing. Lengyel

answered saying that the city had cut it's general obligation funding for the effort. Steppke noted this was the reasoning behind the request for the initial \$200 K. Lewis voiced strong opposition again to the city's use of project area funds to meet the city charter directed obligations of the city's general fund. He noted that neither Uptown nor Golden Hill have project areas and their plans are funded as directed by the general fund. O'Boyle expects that reduction in funding from general fund should impact the overall product equally for the three community rather than North Park singularly.

**Motion (Leichtling/Lewis):** No additional funding for the community plan update..

**Passed:** (7-2-0 Clemmons and Sizer in opposition)

**G. North Park Parking Garage occupancy rates, extension of monthly discount rates, and closure of lot behind theater**

Lance McNeil from the redevelopment agency presented a power point presentation on monthly space utilization for 2006, 2007, and 2008 based upon parking validation tickets provided by Five Star. Edwards said that current year use approximated 45% which parking consultants said back in 2005 was what was typically observed. O'Boyle and Lewis both pointed out the counts reflect total tickets and did not represent per hour, peak or off peak use. Lengyel said agency is planning to quit paying insurance on and close the surface lot soon after March special events have passed

**Motion (Lewis/Sizer):** Extend parking garage rate program for 6 months.

**Passed (9/0/0)**

**H. Feasibility of 3029 University Ave (Big Lots Bldg) as opportunity site**

Lengyel asked if agency should begin exploring potential acquisition of the building. While any library project is far off the agency could proceed with appraisal of the property with intention of putting out an RFP.

**Motion: (O'Boyle/Leichtling) :** Agency to begin exploring feasibility of purchasing the building by having agency get an appraisal.

**Passed** (8-0-1 Griffin abstaining)

## **VIII. SUB-COMMITTEE REPORTS**

### **A. Maintenance Assessment District**

- MAD voted \$3500 to trim palm trees around Jefferson Elementary & North Park Way
- City approved design of 12 new trash cans each costing \$1,000 for trial error
- Decide to just patch (fill) , not replace, missing tile on story board section of sidewalks on University Ave.
- Passed 2010 budget
- \$646,850.00 funds on hand

### **B Streetscape Improvements**

Not discussed – Committee to be reformed under new PAC

## **IX. STAFF REPORT/PROJECT UPDATES**

Lengyel provided committee with January Projects Update handout as well as a handout of the Third Implementation Plan for committee review

#### **X. REQUESTS FOR NEXT AGENDA**

- 1) Scratched film on parking structure windows
- 2) Davenports Supper Club 3067 University Avenue Rehab Funding
- 3) Request for free parking in structure for NP Festival of the Arts

#### **XI. ADJOURNMENT**

Adjourned at 9:05 (Cass/Lewis)